

# Unit 6926 Holly Heath Dr - Oak Creek 3

6926 Holly Heath Dr - 6604-7032 Holly Heath Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	TB8309185
Status:	CLOSED
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$273,000
List PPSF:	\$195
Valuated Price:	\$251,000
Valuated PPSF:	\$179

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	340
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

Oak Creek Townhomes  
7022 Towne Lake Rd  
Riverview, FL 33578  
Phone number (813) 330-2374

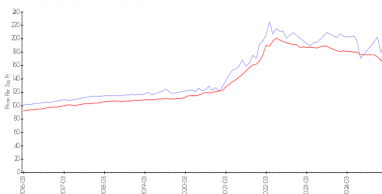
<http://www.myoakcreekcommunity.net/homeowners-association/>

## Recent Sales

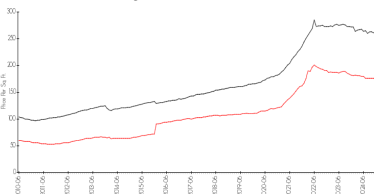
Unit #	Size	Closing Date	Sale Price	PPSF
	1,400 sq ft	Feb 2025	\$266,000	\$190
	1,400 sq ft	Jan 2025	\$252,000	\$180
	1,181 sq ft	Dec 2024	\$238,000	\$202
	1,400 sq ft	Nov 2024	\$282,490	\$202
	1,400 sq ft	Nov 2024	\$270,000	\$193

## Market Information

Oak Creek 3 vs Riverview



Riverview vs Hillsborough



Oak Creek 3:	\$179/sq. ft.	Riverview:	\$162/sq. ft.
Riverview:	\$162/sq. ft.	Hillsborough:	\$244/sq. ft.

## Inventory for Sale

Oak Creek 3	2%
Riverview	4%
Hillsborough	4%

## Avg. Time to Close Over Last 12 Months



Oak Creek 3  
Riverview  
Hillsborough

41 days  
61 days  
73 days